WASHINGTON COUNTY
Department of Land Use & Transportation
Planning and Development Services
Development Review/Current Planning
155 N. 1st Avenue, #350-13
Hillsboro, OR 97124
Ph. (503) 846-8761 Fax (503) 846-2908
Mon - Thurs, 8 am - 4 pm; (Closed Friday)

Notice of Appeal via Zoom Webinar
(See page 4 for access information)

URBAN

COMM. PLAN: Raleigh Hills-Garden Home

EXISTING LAND USE DISTRICT(S):
Institutional District (INST)
R-5 District (Residential 5 units/acre)

ASSESSOR MAP:	**TAX LOT NUMBER(S):**
1S1 13 CC	04250
1S1 23 AA	00800
1S1 24 00	01700

SITE ADDRESS: 5900 SW Scholls Ferry Road, Portland, OR 97225

SITE SIZE: 126.77 acres

LOCATION: On the south side of the intersection of SW Scholls Ferry Road and SW Nicol Road.

CASEFILE: L2600070-DI APPEAL

1st APPELLANT:
Neighbors for Wetland Preservation - Sue Skinner
c/o Law Office of Cary Allen LLC - Cary Allen
3531 Skye Road
Washougal, WA 98671

2nd APPELLANT:
Dunn Carney Allen Higgins & Tongue LLP - Ty Wyman
851 SW 6th Avenue, Ste 1500
Portland, OR 97204

APPLICANT:
Portland Golf Club - Lonnie Lister
5900 SW Scholls Ferry Road
Portland, OR 97225

APPLICANT'S REPRESENTATIVE:
Westlake Consultants, Inc. - Ken Sandblast
15115 SW Sequioa Pkwy, Ste 150
Tigard, OR 97224

OWNER:
Portland Golf Club, Inc.
Same Address as Applicant

PROPOSED DEVELOPMENT ACTION: Appeal of the Director's Interpretation Regarding Dredging and Temporary Onsite Dewatering of Pond Sediment as a Maintenance Activity Associated with the Portland Golf Club in the INST and R-5 Districts.

Notice is hereby given that the Washington County Hearings Officer will review the request for the above-stated proposed development action at a Virtual hearing on

July 8th, 2026 at 11:00 a.m.

Washington County is hosting a virtual meeting and asking residents and interested parties to attend the Hearings Officer via **Zoom Webinar link:**

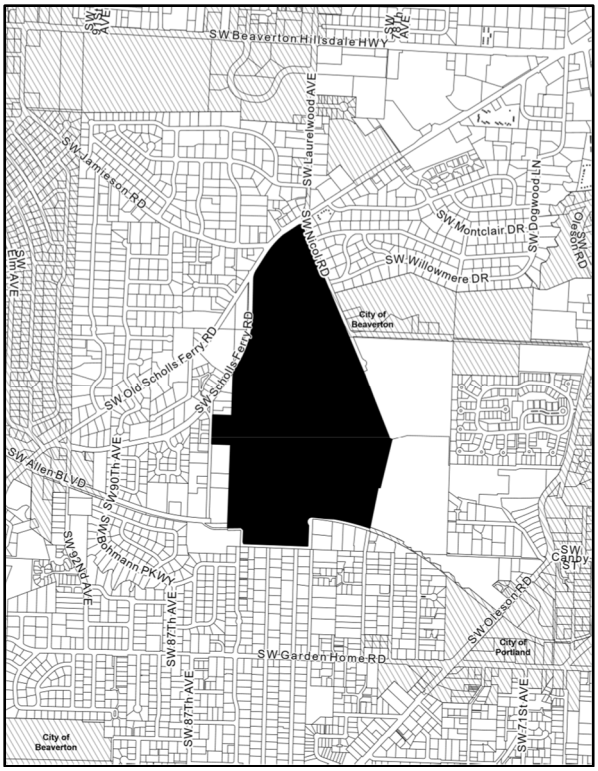
https://us02web.zoom.us/j/84489833930

By Telephone: **1 669 900 6833**
Webinar ID: **844 8983 3930**

To provide public testimony during the hearing, you may testify by telephone or by Zoom Webinar.

Please contact the Hearings Clerk (503-846-3629), at least 24 hours prior to the meeting:
Email: CPadmin@washingtoncountyor.gov

AREA MAP WITH SUBJECT PROPERTY ↓



Notice to Mortgagee, Lien Holder, Vendor or Seller: ORS Chapter 215 requires if you receive this notice it must promptly be forwarded to the purchaser.

- All interested persons may appear and provide written or oral testimony (written testimony may be submitted prior to the hearing to the Hearing Clerk and/or casefile planner-see below). Only those making an appearance of record (those presenting oral or written testimony) shall be entitled to appeal. Failure to raise an issue in the hearing, in person or by letter, or failure to provide sufficient specificity to afford the Review Authority (Hearings Officer) an opportunity to respond to an issue, precludes appeal to the Land Use Board of Appeals (LUBA) based on the issue. Those wishing to make an appearance of record should provide their name, address, email, and phone number upon joining the hearing.
- The public hearing will be conducted in accordance with the following rules of procedure as adopted by the Board of Commissioners. Reasonable time limits may be imposed.

  RULES OF PROCEDURE

  1. The Hearings Officer will summarize the applicable procedural review criteria.
  2. A summary of the Staff Report is presented by the casefile planner.
  3. The applicant's presentation is given. (Please provide 3 copies of all exhibits submitted for the record.)
  4. Testimony of those wishing to testify on the record is taken by the Hearings Officer. (Please provide 3 copies of all exhibits submitted for the record.)
  5. Applicant has a final opportunity for rebuttal to given testimony.
- When the Hearings Officer elects to leave the record open to admit new evidence or testimony, any person of record may raise new issues related to the new evidence, testimony or criteria for decision-making, that apply to the matter at issue.
- If you require further information about the application before making a submission, a copy of the application, all documents and evidence relied upon by the applicant and applicable criteria are available for inspection at no cost at the Department of Land Use and Transportation. A copy of this material will be provided at reasonable cost.
- A copy of the staff report will be available for inspection at no cost at the Department of Land Use and Transportation at least 7 (seven) days prior to the hearing. A copy of the Staff Report will be provided at reasonable cost.

  For further information, please contact: Maitreyee Sinha, Senior Planner at 503-846-3835 **at the Department of Land Use and Transportation. (Main phone 503-846-8761 or 503-846-LAND)**
  PLEASE ADDRESS ANY COMMENTS TO THE ATTENTION OF THE CASEFILE PLANNER, WITH REFERENCE TO THE CASEFILE NUMBER. PLEASE INCLUDE YOUR FULL MAILING ADDRESS (LEGIBLY PRINTED) TO BE INCLUDED AS A PARTY OF RECORD.

  Washington County Planning and Development Services | Current Planning
  Maitreyee Sinha, Senior Planner, Casefile: L2600070-DI APPEAL
  155 N. 1st Avenue, #350-13
  Hillsboro, OR 97124

Electronic comments may be submitted prior to the scheduled hearing date by visiting the following link:
https://webapps.washingtoncountyor.gov/projects-comment/#top (Type the URL if it doesn't link on click.)
Please note: The hearings officer will hold the record open for at least one week after the online hearing to accept written testimony, in the event anyone is unable to log on to attend the online hearing. Please contact the relevant staff person to check on the status of the proceeding.

Assistive Listening Devices are available for persons with impaired hearing and can be scheduled for this meeting.

Sign Language and Interpreters

Upon request, the County will also endeavor to arrange for the following services to be provided:

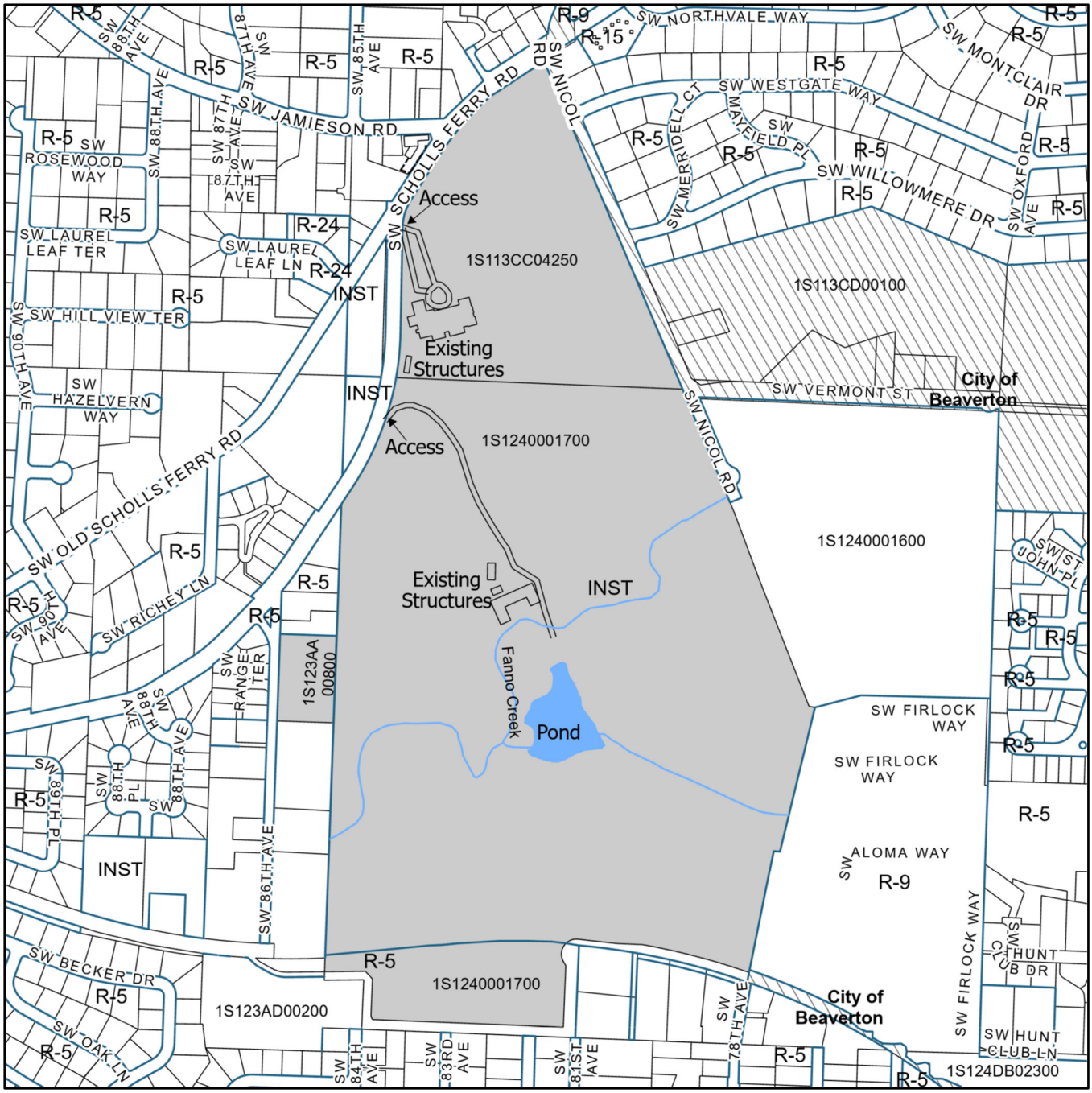
1. Qualified sign language interpreters for persons with speech or hearing impairments; and
2. Qualified bilingual interpreters.

If you need a sign or spoken language interpreter, please call 503-846-8761 (or 7-1-1 for Telecommunications Relay Service) at least 48 hours prior to this hearing.

ATTACHMENT A VICINITY MAP

TAX MAP/LOT NO. 1S113CC04250; 1S123AA00800; 1S1240001700

CASEFILE: L2600070-DI APPEAL



↑ NORTH **AREA OF CONSIDERATION**

NOT TO SCALE

SITE & SURROUNDING LAND USE DISTRICTS:

Institutional District (INST)

R-5 District (Residential 5 units/acre)

R-24 District (Residential 24 units/acre)

City of Beaverton

REVIEW STANDARDS FROM CURRENT OR APPLICABLE ORDINANCE OR PLAN

A. Washington County Comprehensive Plan
B. Applicable Community Plan (See Front of Notice)
C. Transportation System Plan
D. Washington County Community Development Code:
   - ARTICLE I, Introduction & General Provisions
   - ARTICLE II, Procedures
   - ARTICLE III, Land Use Districts
   - ARTICLE IV, Development Standards
   - ARTICLE V, Public Facilities and Services
   - ARTICLE VI, Land Divisions & Lot Line Adjustments
   - ARTICLE VII, Public Transportation Facilities
E. R & O 86-95 Traffic Safety Improvements
F. ORD. NO. 738, Road Design and Construction Standards
G. ORD.691-A, 729, 741, 746, 751, 793-A Transp. Development Tax

Instructions for attending the Virtual Hearings Officer

Join from PC, Mac, iPad, or Android: https://us02web.zoom.us/j/84489833930

By Telephone: **1 669 900 6833**; Webinar ID: **844 8983 3930**
If joining via phone, the following commands can be entered:

***6** - Toggle mute/unmute
***9** - Raise hand

If you encounter technical difficulties during the meeting, please refer to Zoom Support at https://support.zoom.us/hc/en-us

You may also visit Suite 350 of the Public Services Building at 155 N. First Avenue in downtown Hillsboro, where virtual access to the hearing can be provided. Please notify the Hearings Clerk at *CPadmin@washingtoncountyor.gov* via email or phone at 503-846-3629 no less than 7 days prior to the hearing date if you require this service.
To provide public testimony during the hearing by telephone or by Zoom Webinar, at least 24 hours prior to the meeting you must contact the Hearings Clerk at *CPadmin@washingtoncountyor.gov* at least 24 hours prior to the meeting with the following information:

- First and Last Name
- Email Address
- Phone Number
- Full Mailing Address
- Hearings Officer Meeting Date and the Hearing Item you are interested in.
- How would you like to provide testimony? (Specify an option below)
    - By phone. If by phone, specify the number you will call from.
    - Online, via Zoom.
- Are you providing testimony as an Individual or Group? If you are a group, please provide your group's name and the number of people with comments.

After submission of your email, you will receive a confirmation receipt.
Or, at least 24 hours prior to the meeting, you may phone county staff at 503-846-3629 to register to provide testimony via telephone or Zoom Webinar.

What to Expect During the Hearing:

- In the event a hearing item runs long, the next item on the agenda will begin upon completion of the current item.
- You will hear the Hearings Officer and Staff and see them on your screen, but they will not see you.
- Your microphone will remain muted until the designated times for public comment and/or testimony. Your video camera will not be activated at any time.
- When it is your time to provide testimony, your name will be called, and your microphone will be unmuted by the meeting facilitator.
- State your name when you begin speaking.
- For optimal audio, please speak slowly and clearly into your microphone/phone.
- Once you have provided your comment, your microphone will be muted.